

4-6 Dunraven Place, Bridgend. CF31 1JD

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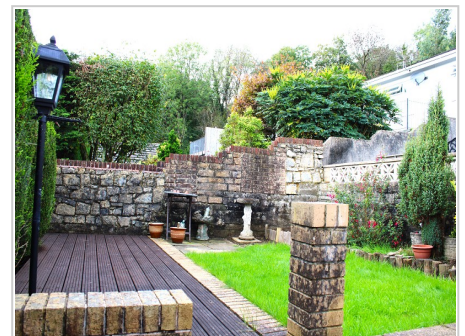
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4 Nicholls Road
 Coytrahen
 Bridgend
 Bridgend County.
 CF32 0EP

419,995



- Impressive Self-build Property
- Spacious family accommodation
- Open plan kitchen/ Dining/sitting area
- 2 Sitting Rooms
- Four Double Bedrooms
- Conservatory
- Integral Garage & Driveway
- Cul-de-sac Position
- INTERNAL VIEWING HIGHLY RECCOMENEDED



REDUCED

Ref: PRA11811

Viewing Instructions: Strictly By Appointment Only

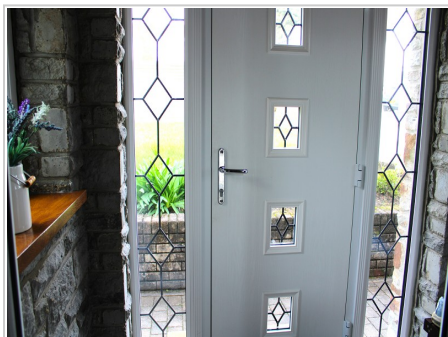
General Description

An immaculate Impressive 4 Double Bedroom self-build family home offering spacious accommodation with conservatory, integral garage & driveway parking situated in a cul-de-sac position in the village of Coytrahen. The property has uPVC double glazing gas central heating all carpets, blinds & some light fittings are to remain. The property is within proximity of all local facilities and amenities to include the Nicholls Arms Tavern, the local Community Centre, Tondy Retail Park, and the Tondy Shuttle Station. The property also provides good access to Bridgend Town Centre with all its facilities and amenities including the main line train station, Junction 36 of the M4 motorway and the McArthur Glen Designer Outlet.

The property comprises: - GROUND FLOOR: - Entrance & Porch; Hallway; Lounge; Second Sitting Room; Open-Plan Kitchen/Diner/sitting area; Conservatory; Inner Hallway; Downstairs Cloakroom; Downstairs Shower Room, integral garage: FIRST FLOOR: - Landing; Master Bedroom and Three further bedrooms; Family Bathroom. OUTSIDE: - Front and rear gardens with driveway & garage.

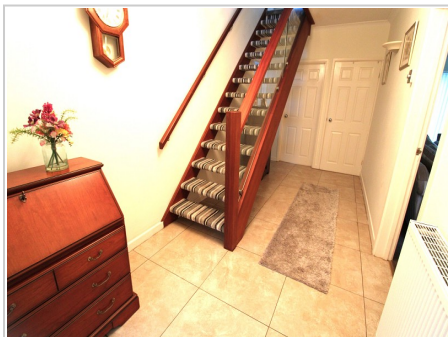
Accommodation

Ground Floor



Entrance & Porch

via a two tone composite front door with attractive stained glass panels, two side screens with leaded light feature entering the porch with ceramic tiling to the floor, feature stone walls with two uPVC windows either side with attractive leaded light feature, wood strip ceiling, feature uPVC obscure glazed French doors with leaded light feature leading into an impressive:-



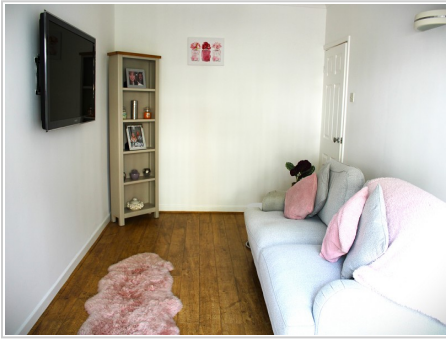
Hallway

Ceramic tiling to the floor, one radiator, coved and skimmed ceiling with rose centrepiece, white panel door leading into a storage cupboard with ample storage, feature oak and glass staircase, attractive wall lighting.



Lounge (12' 3" x 23' 3") or (3.73m x 7.09m)

Spacious open-plan lounge with a uPVC picture window to the front with leaded light feature, uPVC Patio doors to the rear leading into the conservatory, fitted carpet, two radiators, feature coved and skimmed ceiling with rose centrepiece, feature marble fireplace with a marble hearth and a chrome electric fire inset, wall lighting.



Second Sitting Room (9' 11" x 16' 10") or (3.01m x 5.12m)

uPVC window to the front with leaded light feature, attractive laminate flooring, two radiators, coved and artex ceiling with a rose centrepiece.



Spacious Open-Plan Kitchen/ Diner/ Sitting Area

(3.133m x 5.049m) x 6.790m x 5.225m



Dining Area

Attractive Karndean flooring, two radiators, uPVC obscure glazed window to the rear, coved and skimmed ceiling, wall lighting, attractive archway leading into a spacious: -



Kitchen Area

Quality fitted kitchen in cream with a range of base and wall units, complimentary worktop, chrome gas hob, electric oven, chrome cooker hood, two glass display cabinets, one and a half stainless steel sink unit with chrome mixer taps, integrated dishwasher and fridge attractive Karndean flooring, splashback tiling, uPVC window to the rear with open aspect, feature wood strip ceiling with sunken spotlighting, one radiator, half glazed uPVC Georgian door and window leading into the conservatory.



Conservatory

uPVC conservatory with feature uPVC French doors to the rear, ceramic tiling to the floor, one radiator, wall lighting.

Inner Hallway

Ceramic tiling to the floor, half tiled walls, one double radiator, skimmed ceiling.



Downstairs Cloakroom

Low level WC in white with chrome fittings, fully tiled walls with attractive tiling, ceramic tiling to the floor, uPVC obscure glazed window to the rear, coved and skimmed ceiling, square opening leading into: -



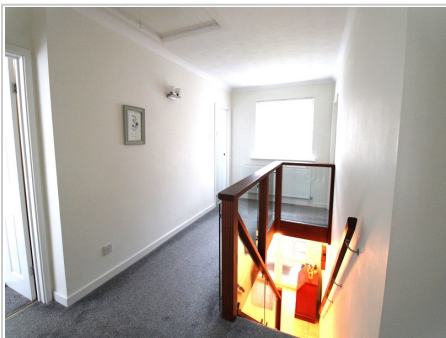
Downstairs Shower Room

White sink unit with chrome fittings set in a high gloss vanity unit with ample storage and shelving, corner shower cubicle with a chrome power shower, fully tiled around the bathroom with attractive tiling, ceramic tiling to the floor, coved and skimmed ceiling, chrome spotlighting, uPVC obscure glazed window to the side, door leading into: -

Integral Garage

Electric up and over doors, power, and lighting.

First Floor



Landing (16' 4" x 15' 5") or (4.99m x 4.70m)

Impressive spacious landing with oak and glass staircase, fitted carpet, coved and artex ceiling, loft access, wall lighting, one radiator, uPVC window to the front, white panel door with chrome fittings leading into an impressive spacious master bedroom



Master Bedroom (18' 8" x 13' 7") or (5.68m x 4.13m)

uPVC window to the front, fitted carpet, one radiator, coved and skimmed ceiling, range of contemporary fitted wardrobes in cream with chrome fittings.



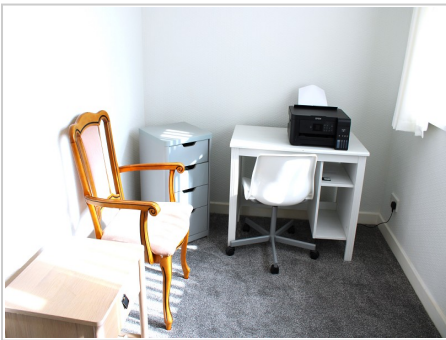
Bedroom 2 (12' 8" x 13' 1") or (3.87m x 4.00m)

uPVC window to the front, fitted carpet, one radiator, coved and artex ceiling, double fitted wardrobes with glass panel doors.



Bedroom 3 (11' 8" x 12' 3") or (3.55m x 3.73m)

uPVC window to the rear, fitted carpet, one radiator, coved and artex ceiling, double fitted wardrobes with glass sliding doors.



Bedroom 4 (7' 6" x 11' 0") or (2.29m x 3.36m)

uPVC window to the rear, fitted carpet, one radiator, coved and artex ceiling, one wall fitted with white fitted wardrobes.



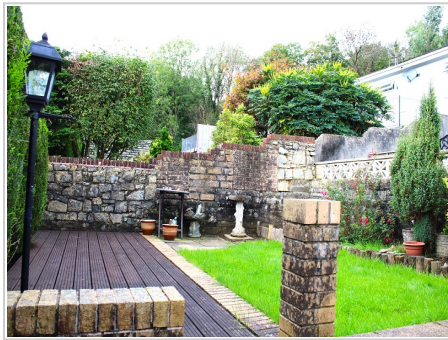
Family Bathroom

Spacious family bathroom with a four-piece suite in white with chrome fittings to include a corner bath with chrome mixer taps, shower cubicle, fully tiled around the bathroom with contemporary style tiling, vinyl flooring, skimmed ceiling with chrome spotlighting, double fitted cupboards with ample storage which houses the hot water tank.

Outside

Front

Generous size front with driveway & ample parking leading up garage with electric up and over doors, generous size garden laid to lawn with mature trees, plants, and shrubs.



Rear

Landscaped rear garden with a patio area, second patio area, garden laid to lawn with water feature, second level with garden laid to lawn, patio area & decking area. Stone workshop to the rear with uPVC window, uPVC door, power, and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

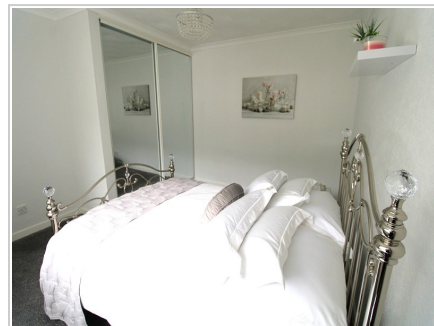
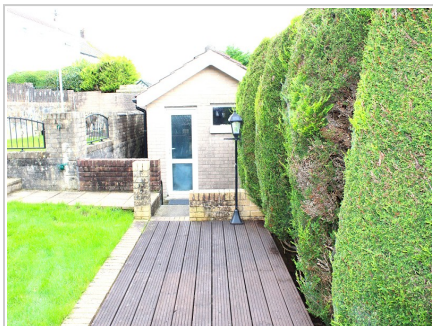
EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.